175.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	614,500 / 614,500
					USE VALUE:	614,500 / 614,500
					ASSESSED:	614,500 / 614,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BUCKLEY MICHAEL
Owner 2:	ZAVALICK LENORE
Owner 3:	
Street 1:	23 NICOD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON GRACE -
Owner 2:	-
Street 1:	23 NICOD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1469 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5500.000	204,300	700	409,500	614,500
Total Card	0.126	204,300	700	409,500	614,500
Total Parcel	0.126	204,300	700	409,500	614,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 418.37 | /Parcel: 418.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 175.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	204,300	700	5,500.	409,500	614,500	614,500	Year End Roll	12/18/2019
2019	101	FV	185,300	700	5,500.	403,600	589,600	589,600	Year End Roll	1/3/2019
2018	101	FV	184,400	700	5,500.	310,000	495,100	495,100	Year End Roll	12/20/2017
2017	101	FV	184,400	700	5,500.	292,500	477,600	477,600	Year End Roll	1/3/2017
2016	101	FV	184,400	700	5,500.	269,100	454,200	454,200	Year End	1/4/2016
2015	101	FV	172,900	700	5,500.	251,500	425,100	425,100	Year End Roll	12/11/2014
2014	101	FV	172,900	700	5,500.	231,700	405,300	405,300	Year End Roll	12/16/2013
2013	101	FV	172,900	700	5,500.	231,700	405,300	405,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13672

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON GRACE	46913-202		2/1/2006		415,000	No	No		
THOMPSON GRACE	30049-241		4/14/1999	Family	99	No	No		
	15019-328		5/1/1983		5	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/2017	1502	Solar Pa	2,000	C				
10/2/2012	1260	Alterati	3,500	C				
4/23/2009	265	Re-Roof	2,800					
6/17/2008	663	New Wind	1,777			G9	GR FY09	
2/25/2008	155	New Wind	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Missed Appt.	CC	Chris C
6/26/2018	MEAS&NOTICE	BS	Barbara S
4/18/2013	Info Fm Prmt	EMK	Ellen K
10/25/2008	Meas/Inspect	189	PATRIOT
6/19/2006	MLS	HC	Helen Chinal
2/17/2000	Inspected	276	PATRIOT
12/21/1999	Mailer Sent		
12/13/1999	Measured	256	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 117509
GIS Ref:
GIS Ref:
Insp Date: 06/26/18

!13672!

PRINT

Date	Time
12/11/20	03:35:47

LAST REV

Date	Time
08/06/18	09:57:39

mmcmakin

USER DEFINED

Prior Id # 1:	117509
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5500		Sq. Ft.	Site		0	70.	1.06	6									409,501						409,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,501 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	141.315
Other Features:	80500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	296125
Depreciation:	91799
Depreciated Total:	204326

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1					

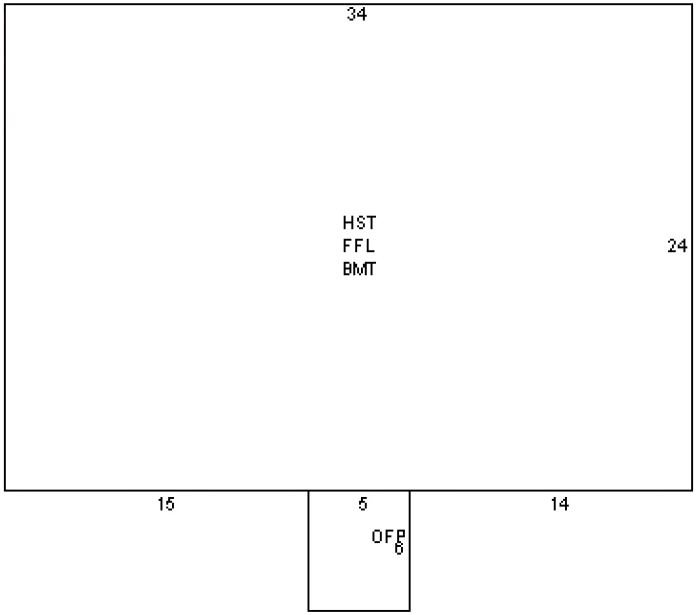
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	141.31
Special Features:	0	Val/Su Net:	98.70
Final Total:	204300	Val/Su SzAd	166.91

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	50.660	41,340
FFL	First Floor	816	141.310	115,313
HST	Half Story	408	141.310	57,656
OFP	Open Porch	30	43.860	1,316

Net Sketched Area:	2,070			Total:	215,625
Size Ad	1224	Gross Are	2478	FinArea	1469

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	C	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

175.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	2007	4.48	T	9.6	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700

IMAGE

AssessPro Patriot Properties, Inc